

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 28, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-34172 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL - Request for a Major Amendment to a previously approved Site Development Plan Review (Z-0020-98) FOR A PROPOSED 3,600 SQUARE-FOOT MODULAR BUILDING, A 481 SQUARE-FOOT OUTSIDE STORAGE YARD AND A 1,920 SQUARE-FOOT PLAYGROUND ADDITION TO AN EXISTING CHURCH/HOUSE OF WORSHIP on 3.5 acres at 7801 West Alexander Road (APNs 138-09-501-003 and 004), C-V (Civic) Zone, Ward 4 (Steinman)

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

10

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after Final Agenda – Protest/Support Postcards and Support Letter
8. Submitted after Meeting – Recordation Notices of Planning Commission Action and Conditions of Approval

Motion made by MICHAEL E. BUCKLEY to Approve subject to conditions, amending Conditions 14 and 16 and adding the following condition as read for the record:

14. Grant a 15-foot wide Multi-use, non equestrian trail easement for a total width of 20 feet for the existing trail along Alexander Road prior to the issuance of any permits.

16. No new permanent structures or landscaping taller than 3 feet shall be allowed within the existing 20 foot public sewer easement located along the east side of this site unless otherwise allowed by the Collection Systems Section of the Department of Public Works.

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A. Landscape plan shall be submitted showing a minimum of five 24-inch box trees, approximately 30 feet on center on the south property line from the east property line to east edge of the classroom building. Trees shall be irrigated and permanently maintained. Landscape plan shall be subject to the approval of the Planning and Development Department.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

MICHAEL E. BUCKLEY, VICKI QUINN, STEVEN EVANS, GLENN TROWBRIDGE, BYRON GOYNES, KEEN ELLSWORTH; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-RICHARD TRUESDELL)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

DOUG RANKIN, Planning and Development, pointed out the applicant is providing no additional landscaping along the southwest and east perimeters where eight feet would normally be required. Staff is concerned that without the landscaping, there will be no adequate buffer to the residential properties along this section. If provided, the landscaping requirement would be to provide 71 trees along those buffers. Staff recommended denial as the modular building is not compatible with the surrounding area, as well as the lack of an adequate buffer to the residential due to the lack of landscaping.

JOHN LOPEMAN, 8965 South Eastern Avenue, appeared with JAMES MOORE, 7801 West Alexander Road. MR. LOPEMAN stated that the modular building will have decorative treatment. It is a pit set building, which means that the finished floor and adjacent grade are at the same level. There are no ramps or stairs going up to the building and the modular building is cost-effective. The playground and storage area are located south of the existing structure. They are not proposing landscaping but would be amenable to accommodate the landscaping.

MR. MOORE explained that the plan does not depict the existing 60-foot wide channel, as well as a block wall along the channel. The homes in the rear are elevated and there is 18 feet of block wall without landscaping. From the church's standpoint, the 60-foot channel is an adequate buffer and is compatible with the residential. They would lose the playground area if they would provide the landscaping. They are trying to use the property for its best use. The only neighbor impacted by the storage unit does not oppose the proposal.

TODD FARLOW, 240 North 19th Street, stated that modular buildings are cost-effective but pointed out that landscaping is important and it will act as a buffer and provide shade. He suggested Locust trees because they provide good shade.

By a show of hands, CHAIR TROWBRIDGE confirmed approximately 15-20 residents were in support of the project.

MARK COBB, 9885 West Pebble Road, stated he represents a mobile home company and is helping the church with the modular building, which will be stucco to make it look like the

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church. The buildings are insulated, the roof is compatible and the building will be on foundation. He is licensed by the State of Nevada and will ensure the modular building meets the State's Manufactured Housing regulations and that it is safe for the children.

COMMISSIONER QUINN verified with MR. LOPEMAN that a ramp is not required because the finished floor of the building is leveled with the ground.

CHAIR TROWBRIDGE expressed concern about the lack of landscaping. MR. LOPEMAN explained that it would be difficult to maintain the landscaping and offered to install a nylon canopy. It was decided to install trees instead.

MR. MOORE asked if Condition 5 could be amended to state with licensed landscape contractor. MR. RANKIN replied the issue would be that they could not obtain a permit for a backflow valve for the landscaping from the Building Department.

MR. LOPEMAN verified that the equestrian trail is not a 50-foot trail easement. BART ANDERSON, Public Works, replied that it is a 20-foot trail but 15 feet is an easement. He read the amendment to Condition 14 to grant a 15-foot wide multi-use, non-equestrian trail easement.

MR. LOPEMAN asked for an amendment to Condition 16 to reflect permanent structures to be six feet tall instead of three feet. MR. ANDERSON verified that there is access for maintenance purposes to the sewer lines, and recommended an additional condition stating unless otherwise allowed by the Collection Systems Section of the Public Works Department. This would allow Public Works to determine if that would work.

Regarding Condition 4, MR. LOPEMAN explained that the basketball hoop is not in use and could be easily barricaded. MARGO WHEELER, Director of Planning and Development, confirmed that it is not a play area but a parking area. MR. RANKIN added that the applicant has sufficient parking which is part of the parking plan and striped as such. MS. WHEELER remarked that the applicant could modify the entire parking plan to show the play area, but it would require the applicant to restripe and redesign the parking area to establish a new play area. MR. LOPEMAN opted to leave the parking area as is.

MS. WHEELER read into the record an additional condition regarding the landscape plan.

CHAIR TROWBRIDGE declared the Public Hearing closed.